



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

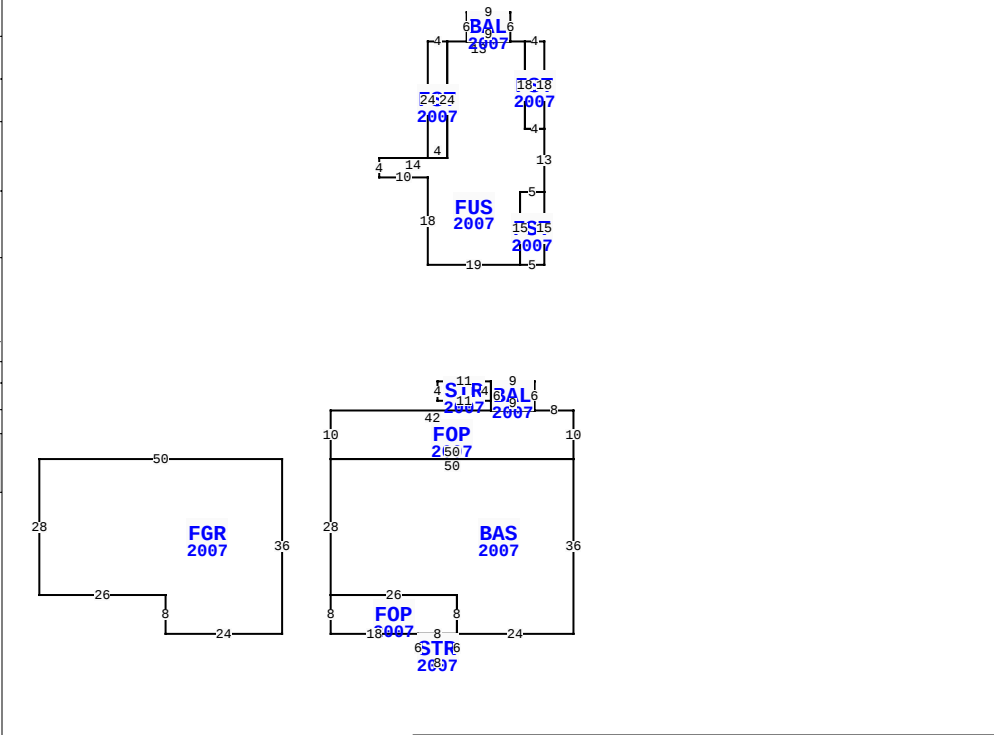
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	54	15	8	791
BAL	54	15	8	791
BAS	1,592	100	1,592	157,444
FGR	1,592	55	876	86,634
FOP	208	30	62	6,132
FOP	500	30	150	14,835
FST	72	55	40	3,956
FST	75	55	41	4,055
FST	96	55	53	5,241
FUS	901	100	901	89,107
TOTALS	5,236		3,740	369,876

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007
3	0810	CONCRETE A	0 100	0	0	1,737.00	SF	6.50	6.50	100	2007
4	1131	REINFR	8 0 100	20	5	100.00	SF	9.45	9.45	100	2007
5	0825	BRICK	0 100	20	4	80.00	SF	12.50	12.50	100	2007
6	1242	WD DECK A	0 100	20	4	80.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	MU-1	100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,740	117.5580	146.95	549,593	2007	2007	25	0	0	67.30
1 SNGL FAM - 100% - 2008											
Heated Area: 2493											
HX Base Yr 2008											



** This building has 12 Sub-Areas

409 N 3RD ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
369,876											
TOTAL MARKET OB/XF VALUE											
15,566											
TOTAL LAND VALUE - MARKET											
400,000											
TOTAL MARKET VALUE											
785,442											
SOH/AGL Deduction											
501,106											
ASSESSED VALUE											
284,336											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
234,336											
TOTAL JUST VALUE											
785,442											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
669,773											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062176	GAS	695	09/19/2006
20061373	H/AC	9,000	06/19/2006
20060842	NEW CONSTR	6,900	04/24/2006
20060630	NEW CONSTR	6,500	03/29/2006
20060614	NEW CONSTR	297,547	03/24/2006
20060479	DEMOLITION	0	03/07/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1293/0393	2/07/2005	WD	Q	V		170,000	
GRANTOR:HARBOR VIEW HOUSE INC							
GRANTEE:STEFFEN SCOTT W & A							
0926/0549	3/29/2000	QC	U	I	06	41,800	
GRANTOR:DOULET CLAYTON J							
GRANTEE:HARBOR VIEW HOUSE I							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2007] W50S28E26S8E24N36S PTR=E10N10 FOP=[YR=2007] S10											
BAS=[YR=2007] S28 FOP=[YR=2007] S8E18 STR=[YR=2007]											
S6E8N6W8\$E8 N8W26\$ E26 S8E24N36W50\$E50N10 W8 BAL=[YR=2007]											
N6W9 STR=[YR=2007] W11S4E11 N4\$S6 E9 \$W42\$ S10W10\$ PTR=E30											
N40 FUS=[YR=2007] E19 FST=[YR=2007] E5N15 W5 S15N15E5N13											
FST=[YR=2007] N18W4 S18 E4\$W4N18W3 BAL=[YR=2007] N6W9S6E9\$											
W13 FST=[YR=2007] W4S24E4N24\$ S24 W14S4E10S18\$ S40W30\$.											